

## REDEVELOPMENT BIBLIOGRAPHY INDEPENDENT STUDY OF REDEVELOPMENT

**American Planning Association**, Draft Policy Guide on Redevelopment,  
<http://www.planning.org/policyguides/pdf/draftredev.pdf>, December 11, 2003

The American Planning Association's *Policy Guide on Smart Growth* promotes refocusing a larger share of regional growth within central cities, urbanized areas, inner suburbs, and other areas that are already served by infrastructure and supported by urban services.<sup>2</sup> Local government redevelopment programs are a critical means for accomplishing this goal. Also integral to Smart Growth, as APA defines it, is the use of comprehensive planning to guide, design, and develop programs to develop, redevelop, and revitalize communities. With this framework in place, the American Planning Association identifies the following issues as critical aspects of redevelopment policy to be addressed in this policy guide

**Baenen, Rich, et al.**, *Banking on Blight: Redevelopment in Post-Proposition 13 California*, UCLA Comprehensive Student Project, June 1999

This report was developed by UCLA urban planning graduate students along with labor and community leaders who were participants in the department's Community Scholars Program. It is the result of an academic year's worth of research and discussion with local and national organizations concerned about the proliferation of large public subsidies to private companies by cities.

**Dardia, Michael**, *Subsidizing Redevelopment in California*, Public Policy Institute of California, San Francisco, 1998

The volume explores the purposes of RDAs, their incentives, and how they operate. To illuminate the policy debate, it focuses primarily on the tax revenue issues. Dardia estimates, for the first time, how much of the tax revenue RDAs receive is actually the result of their effect on property values.

**Dye, Richard F; Sundberg, Jeffrey O.**, *A Model of Tax Increment Financing Adoption Incentives*, Growth and Change, Vol. 29, Winter 1998, pp. 90-110

This paper develops an economic model of TIF as a choice by the sponsoring municipality with an impact on an overlying government. The analytic framework isolates the impact of key variables, permits analysis of the payoff from TIF to each government, and helps inform discussions about equity.

**Garcia, Joel**, *A Primer on Tax Increment Financing*, Greater El Paso Chamber of Commerce, Aug. 30, 2002

Explains what is TIF, and the positive impacts it can have on an area in which it is utilized. It describes the purpose and history of TIF, the process by which a project is approved, the players in the process, and the larger economic context in which the consequences are felt.

**Grigsby, III, J. Eugene**, *Redevelopment's Contribution to Affordable Housing in Southern California*, Advanced Policy Institute, UCLA, Feb. 20, 2002

In particular, the report addresses the following questions: What has been redevelopment's contribution to housing production in Southern California? Are the units being concentrated in inner-city areas? What is the relationship between housing needs and housing production? Does redevelopment make a difference in meeting the affordable housing needs of the region?

**Grigsby, III, J. Eugene; Caltabiano, Jeffrey J.**, *An Assessment of Fifty Years of Redevelopment in Los Angeles*, Advanced Policy Institute, UCLA, August 1998

Two reports, one by the State Auditor Controller's Office and the other published by the Public Policy Institute of California, raised critical concerns about redevelopment agencies in California. Of particular concern was whether redevelopment outcomes could be measured and whether or not redevelopment agencies captured tax revenues they did not deserve. Other critics of redevelopment had raised concerns that redevelopment was more harmful than beneficial, in part because of abuses with eminent domain. Given these concerns about redevelopment and its effectiveness, the Los Angeles Community Redevelopment Agency commissioned this study to assess how redevelopment had affected Los Angeles since 1948

**Hill, Christopher; Daley, Richard**, *Review of Tax Increment Financing in the City of Chicago*, July 1998

Report provides key information on each of Chicago's 44 tax increment financing project areas as of December 31, 1997. Highlights the many financial and economic benefits that have resulted thus far from the City's use of TIF.

**Hill, Edward W.; Nowak, Jeremy**, *Nothing Left to Lose: Only Radical Strategies Can Help America's Most Distressed Cities*, The Brookings Review, Summer 2000, Vol. 18, No. 3, pp. 22-26

Offers four-part advice for reconnecting distressed central cities to their regional economies: long-term restructuring and lowering of municipal taxes, careful examination and strengthening of public administration and management; development of procedures and funding for the assembly of land and renewal of infrastructure; and expansion of the earned income credit to make work pay for low-income families.

**Igre, Victor I., Auditor General**, *Audit of the Community Redevelopment Agency*, City of Miami Office of the Auditor General, October 22, 2003

The audit included examination of financial transactions, operational, compliance with applicable sections of the Florida Statutes, Redevelopment Plans and other guidelines. The audit focused on the activities and/or transactions that were authorized and processed during 10/01/98 – 09/30/02 for the Community Redevelopment Agency of the City of Miami.

**Lefcoe, George**, *Finding the Blight That's Right for California Redevelopment Law*, Hastings Law Journal, Vol. 52, July 2001

The statutory definitions of blight, and the judicial enforcement of those standards, are most restrictive in California. This article describes the blight standard successfully championed in Sacramento in 1993 by the pro-redevelopment lobby to head off more restrictive legislation.

**Legislative Analyst's Office**, *Redevelopment After Reform: A Preliminary Look*, [http://www.lao.ca.gov/1994/redevelopment\\_after\\_reform.html](http://www.lao.ca.gov/1994/redevelopment_after_reform.html), December 29, 1994

In the fall of 1993, the Legislature passed and the Governor signed Chapter 942, the Community Redevelopment Law Reform Act of 1993 (AB 1290, Isenberg). Since that time, there has been considerable interest in the measure's effect on local agency redevelopment activities.

**Leigh, Nancey Green**, *The State Role in Urban Land Redevelopment*, The Brookings Institution Center on Urban and Metropolitan Policy, April 2003

Examines how state governments can and do support cities' efforts to redevelop vacant land and abandoned properties. Surveys state legislative approaches and programs that directly or indirectly facilitate the redevelopment of vacant and abandoned structures. These strategies are grouped into three broad categories: property-specific approaches, redevelopment programs, and redevelopment financing tools.

**Dept. of Housing and Community Development**, *Project Selection Criteria*, City of Greensboro, North Carolina, March 31, 2003

The City of Greensboro desires to allocate housing resources according to the priorities established in the City's adopted Five Year Strategic Plan for Housing Activities and to fund proposals that are well thought out and adequately financed. To this end, and to ensure a reasonable selection process, all proposals will be evaluated according to a point ranking system to prioritize projects.

**Sullivan, Gary L.; Johnson, Steve A.; Soden, Dennis L.**, *Tax Increment Financing Best Practices Study*, Greater El Paso Chamber of Commerce, September 1, 2002

This study identifies a set of best practices for a widely used municipal financing program known as Tax Increment Financing or TIF. Published research in economics and public administration is reviewed to identify key TIF issues and gather a history of TIF experiences. Federal tax law is consulted to obtain a technical understanding of TIF requirements and Texas tax law is consulted to identify state level issues.

**Urban Futures, Inc.,** *Redevelopment Feasibility Study*, City of Costa Mesa Redevelopment Agency, October 2001

A redevelopment feasibility study to evaluate the potential for including some or all of 16 Planning Areas identified by Agency staff within a redevelopment project area, achievable either by an amendment of its existing Redevelopment Plan, or through adoption of a new redevelopment plan. The City is also looking into modifying certain time and fiscal limitations contained within the existing Redevelopment Plan.

**Ward, Richard C.,** *To TIF or Not to TIF: Debating the Issues*, Development Strategies Review, Summer 2000

The number of local and state governments competing for the economic development benefits of private investment in jobs and business growth compels them to offer incentives. Each is looking for the means to “level the playing field,” to offset its shortcomings relative to the competition. Public incentives become a currency to be traded with private businesses and investors to reduce costs or risks associated with the operations and location decisions of targeted businesses.

**Weber, Rachel,** *The Impact of Tax Increment Financing on Residential Property Values*, HUD Fellows Project Abstracts, <http://www7.nationalacademies.org/fellowships/>

This research work in progress attempts to isolate the independent impact of TIF on residential property values. Investigates how TIF affected the value of residential properties in Chicago between 1998 and 2001. New ground is broken in the study of community and economic development by analyzing parcel-level data (as opposed to municipality-level) and accounting for variation in the cost of timing of public expenditures within these redevelopment districts.

**Wilcox, David A.; Versal, David E.,** *Review of Best Practices for Tax-Increment Financing in the United States*, Economics Research Associates, October 12, 1999

The purpose of this best practices review is to establish national precedent for utilizing the tax-increment financing technique, as well as to address local concerns commonly expressed about its use. This overview report defines the evolving use of TIF programs elsewhere in the United States, including nearly 50 years of experience in California and other states. The intent of the report is to provide a broad range of commentary regarding the evolution of the technique, as well as a contemporary record of the careful controls that have been established for the use of TIF in public/private partnerships.

**The California Redevelopment Association** or CRA, publishes a monthly newsletter, the Redevelopment Journal. On a regular basis, projects of statewide note are summarized in articles entitled "Project of the Month". These projects are included in the newsletter because of the particular challenges involved in the project or particularly favorable result. Brief summaries of the redevelopment projects included in the 2002 newsletters are included below:

**Sacramento August 2002 Issue: Luxury Hotel in Downtown Area** – A historic building in downtown Sacramento was revitalized and transformed into the focal point for a new 500-room Sheraton Hotel. Significant Agency assistance was required to realize both the hotel and the incorporation of the historic building. The Agency made two separate investments in the Project: \$8 million of tax increment for land acquisition and the administration of \$98 million in tax exempt revenue bonds. In addition, the Agency provided a below-market lease for an adjacent parking garage.

**Ontario October 2002 Issue: Seasons at Ontario Gateway Plaza** – Seasons is a mixed-use project that was developed by a non-profit developer with Agency assistance. The completed project includes affordable housing for seniors and 153,000 square feet of retail space. The overall combined project cost totaled \$24 million, which included \$5 million from the Redevelopment Agency. In addition to the \$5 million in redevelopment assistance, the City also assisted the project. The City purchased the land and leased it to the developer and made a loan to be repaid from residual receipts.

**Sacramento January 2002 Issue: Attracting a Full Service Supermarket to a Low Income Neighborhood** – This project took 15 years to realize and involved private investment of \$8.35 million and \$4.1 million in Agency assistance. The Agency assisted the project with land acquisition, planning entitlements, off-site improvements and a tax increment rebate. In addition to the supermarket, the developer ultimately constructed a drug store and a video store.

**Hercules April 2002 Issue: New Masterplanned Community on a Brownfield Site** – A formerly contaminated property will be converted to a masterplanned community with redevelopment assistance.

**Morgan Hill May 2002 Issue: New Low Income Apartments** – A new residential project providing housing for low income households was built in Morgan Hill by a non-profit housing group with Agency assistance. The 42 new apartments replaced an old dilapidated trailer park. Total project costs totaled \$9.8 million, with \$2.4 million coming from the Redevelopment Agency.

**Lake Tahoe July 2002 Issue: Tahoe City Streetscape Project** – Sorely needed pedestrian and drainage improvements were installed in Tahoe City through a cooperative effort with the County of Placer, a number of citizen and business

groups and the Redevelopment Agency. Total project costs equaled \$11.48 million, which included a contribution of \$700,000 from the Agency and \$700,000 from the City.

**Roseville September 2002 Issue:** Central Roseville was transformed through successful redevelopment strategies. To date, the Agency and City have spent \$20 million to revitalize the area, which efforts included the installation of new streetscapes and the revitalization of the City's civic center. Future plans include redevelopment assistance for residential projects and the installation of new parking opportunities.